150 HOUSES FOR SALE

Ker & Stephenson Ltd.

OAK BAY EXCELLENT VALUE

Situated north of the Avenue this well kept, attractive stucco bungalow should definitely be on your "must see" list. Through hall to large living room, guest size dining room, three nice bedrooms, excellent kitchen, utility room. Full bright basement. Oil heating. Splendid garden. DON'T MISS THIS OPPORTUNITY! Price ... $16,500
Exclusive Listing.
Please call EV 5-3411 and ask for Mr. Wagner, Mr. Ford or Mr. Speed

OAK BAY BUNGALOW NEAR GOLF LINKS

LARGE LIVING ROOM WITH FIREPLACE AND UNIQUE DINING AREA WITH OAK FLOORS. TWO SPLENDID BEDROOMS, PEMBROKE BATHROOM, ELECTRIC KITCHEN AND UTILITY ROOM, AUTOMATIC HEAT, COPPER PIPE AND LOVELY SMALL GARDEN. A VERY ATTRACTIVE INSULATED 12-YR-OLD COTTAGE IN SPLENDID CONDITION INSIDE AND OUT. QUICK POSSESSION.
PRICE ... $11,900
EV 5-3411 E. J. Fatt EV 4-6536

TWO "Multiple Listings"

No. 1 SEAFRONTAGE PRIVATE BEACH LOT 100x300 12 YEARS OLD STUCCO 2 BEDRMS, PORCH BASEMENT, OIL HEAT DRIVE-IN GARAGE
ONLY ... $21,000
No. 2 CADBORO BAY $3,950 CASH STUCCO—3 YEARS 6 ROOMS 3 BEDROOMS FULL BASEMENT AUTO OIL COLORED BATH FIXTURES BIG LOT $9,000 MTGE. 5½%
PRICE ... $14,950
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

OAK BAY EXCLUSIVE

Spacious two-bedroom, full basement home in first-class shape, package oil heat. Ideal retirement home on a quiet street near Uplands Golf Course. Full price
$16,500
J. H. Ford, W. E. Speed, Larry Wagner at EV 5-3411 anytime.

SEAFRONT OAK BAY

5-room suite, 2 yrs old, 24' LR-DR, oak floors. Two 16' bedrooms. Elec kitchen, range, frig, tile bath, carport. Storage room. Price $18,500
Monthly payment, including taxes, upkeep, heating, $45. Please contact
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

CADBORO BAY Ranch Type Bungalow

Architect designed specially for this wooded setting and sheltered from prevailing winds on a southerly slope overlooking Haro Strait, this two-year-old, three-bedroom ranch type bungalow with sea views and seclusion will appeal immediately to a successful professional man or retired executive. The light mahogany panelled living room with attractive brick fireplace, built-in bookshelves, the 10x12 dinette, the cabinet electric kitchen wired and plumbed for washer and dryer, the five-piece (twin wash basins) Pembroke bathroom with colored fixtures are just a few of the many features which combine to make this the home of quiet refinement and appeal. Hardwood floors throughout, tasteful wall-to-wall carpets in the hall. Fairbanks Morse oil heating. All set in a wooded lot of nearly half an acre with access to the sea.
Full price ... $18,500
WITH ONLY $5,000 DOWN AND A MONTHLY PAYMENT OF $127 INCLUDING TAXES, PRINCIPAL AND INTEREST AT 5¼% PER ANNUM.
CALL ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD., EV 5-6741, 24-HR. TELEPHONE SERVICE. EXCLUSIVE LISTING.

O YOU LUCKY PEOPLE!

4 years young, near JUBILEE HOSPITAL, sparkling, sunshiny home. Wonderful buy. Anxious to sell. 2 bedrooms, living room, basement. Oil-O-Matic.
TRY $2,000 DOWN
12 years young, Cedar Hill, magnificent home, 3 bedrms, lovely dining room, basement, close in. Amazing value at $10,700
LOW DOWN PAYMENT
Older home, near Oak Bay. Outside needs a coat of paint, inside is a beautiful renovation, finished modern kitchen, 3 bedrooms. IT'S A STEAL AT ... $7500
See these for outstanding bargains in homes. These are homes and yet are investments. You can't beat them. So buy them now. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

KING REALTY

Weiler Bldg.
809 Broughton St. EV 2-2131

BUILD NHA 1,460-FT. BASEMENT
A HOME THAT IS DIFFERENT, DESIGNED AND BUILT BY CARLOS BELLAGENTE ON SEWER. $12,800 NHA MTGE. LOT INCLUDED. ONLY ... $15,700
Lee Halberg, EVES EV 3-8510

NHA RANCHER $76 A MONTH
1,460 sq. ft. with 3 large bedrms, 15x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BUY IN TOWN. ONLY ... $14,700
Lee Halberg, EVES EV 3-8510

$1000 DOWN

Neat, white siding bungalow, 10 yrs. Cabinet kitchen, oil range, living room, oil heater, two nice bedrooms, utility room. Sep garage. Balance $65 month. Really good buy for home or investment. Price $5950
Mr. Davis, Geo. Randall Ltd., EV 4-8109; Eves., EV 4-8614.

150 HOUSES FOR SALE

WHITTOME'S
Established 1898

$1500 DOWN

English-type 4½-room bungalow in Dean Heights area. Charming LR and fireplace, 2 bedrms and utility. Very attractive fenced garden. Also one completed attic room and storage space galore. Attached garage. Range goes. Clear title. $1,500 down and ... $9000
Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829

$2500 DOWN

Brand new 3-bedrm, full-basement, oil-heated bungalow in a quiet semi-rural area, just 3 miles out. Move in by March 1. Excellent value by a good builder. High location. Guy Meuffels. EV 2-4255 anytime, res. EV 2-7829

RANCHER

From the first step into the entrance right through to the patios at either end of the family room you know this HOME was built for the family's pleasure. The living room is gracious with Swedish fireplace separating the dining room. Wall-to-wall tone-on-tone carpeting. Compact electric kitchen with exhaust fan and good work area. Outstanding family room, 16x24, with inside barbecue. Shantung panelling and tile floor. 2 twin bedrooms and one single 4-pc bath with vanity. Oil-O-Matic heat; double carport; stucco; Duroid roof. All fenced, with seclusion. Price just ... $17,850
Good terms.
To view please call Mrs. Ruth Squires, EV 2-4255 anytime, res. EV 2-2269

TODAY'S BEST BUY

If you are looking for a smart home let me show you this one. Just 3 yrs old and situated in a nice neighborhood. Consists of 5 rooms, auto oil heating, large living-dining room, separate garage. Grounds nicely landscaped, taxes only $166, 5¼% mortgage. Full price ONLY ... $9500
Please call E. Bryan, EV 2-4255 anytime, res. EV 4-4771.

OAK BAY WILLOWS

This comfortable stucco family home has FOUR BEDROOMS, living room with fireplace, SEPARATE DINING ROOM, cabinet electric kitchen, and full basement with auto OIL HOT-WATER HEAT, electric Monel hot-water tank, and drive-in garage. Approx. 3 BLOCKS from Oak Bay High, Junior High, and Willows schools, and 2 blocks from beach. Full price with terms only ... $14,500
Hurry on this one! Call B. Travers-Smith, EV 2-4255 and EV 5-6653 eves.

OVERLOOKING THE GORGE

Near Gorge Vale Golf Course and only 9 years old is this attractive stucco bungalow. Has entrance hall, 2 bedrooms, in line living and dining room. Has patio, full basement, drive-in garage. Oil-O-Matic. CLEAR TITLE. Open to terms. Asking ... $13,150
Vivienne Appleyard, EV 2-4255 anytime

FLASH

3 bedrooms, large living room, dining room, modern kitchen, 4-pc bath, full basement, attached garage, only 11 years old. Nice family home close to schools, shops and transportation. Less than two miles from city centre. Priced at ... $11,150
With generous terms. Must be sold. Phone L. A. Squires, EV 2-4255 anytime, res. EV 2-2269
J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau.

RANDALL'S LIMITED

BURNSIDE EXTRA SUITE

Duplex, main floor, has three bedrooms, living room, dining room, cabinet electric kitchen, Pembroke bath, level walk-in basement suite, 3 rooms plus bath, $70, drive-in garage. Only one year old. Greatly reduced to ... $15,000

DUPLEX $2500 DOWN

Fairfield, near park and sea. 5 rooms and bath down, large self-contained three-room suite up. Fully furnished, $80. Full basement, oil heat, nice ranges up and down. Garage. Really nice home and revenue. Asking Price ... $14,000
On the two above, please call Mr. Davis, eves. EV 4-8614.

$9950 JUBILEE AREA

Stucco bungalow with three bedrooms, living room with fireplace, separate dining room, full basement, separate garage, black-topped driveways. New wiring. New roof. Good terms to reliable party. For further information, Ken Lowndes, eves. GR 8-2151

$12,800 NEW VIEW ROYAL

This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.
On two above, please call Mr. Lowndes, eves. GR 8-2151.

MOUNT TOLMIE $8950

A really lovely stucco bungalow, built 2 years, 20-ft. living room with fireplace, 2 nice bedrooms, oak floors throughout, 4-pc Pembroke bathroom, large cabinet electric kitchen and utility room, oil furnace, attached garage with black topped driveway, on 65-ft. lot. Can be seen by appointment only.
Exclusive agent—Mr. Sudbury, eves. GR 9-1906

COMPLETED THIS MONTH $15,000

Superior bungalow with 1,350' of living space. Large living room, dining room with French windows to patio. Three bedrooms and Pembroke bathroom. Thru hall, oak floors thruout, cab elec kitchen will be finished by expert craftsmen. Full basement with pkg oil furnace and D-I garage.
For 2 above call Mr. Sudbury, Eves. GR 9-1906
GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

$1,750 DOWN
NEAR JUBILEE HOSPITAL
ALMOST NEW 2-BEDROOM STUCCO BUNGALOW
Situated on appr. ⅓-acre level lot (good garden land), full high basement, auto-oil furnace, drive-in garage, beautiful 18-foot living room with open fireplace, all oak floors, cab electric kitchen, Pembroke plumbing and 2 spacious bedrooms. An immaculate, clear-title home in this close-to-hospital location.
Price ... $11,750
Appt to view phone A. E. Seeber, EV 4-9305; Res EV 5-2875, Financial Survey Ltd.

OAK BAY—$1,500 DOWN, 2½-YR 2-bedrm rancher. Owner. EV 5-4022.

150 HOUSES FOR SALE

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

LAKE HILL 2 ACRES

In a beautiful area, close to all services. Comprises large living room, 3 bedrooms, 4-pc bathroom, modern electric kitchen, also den. On city water. HW oil heating. HW elec. Part basement. Exterior stucco. Duroid roof. Sep. double garage. Good chicken barn set for 100 chickens. Fruit trees. Well landscaped grounds in immaculate condition.
FULL PRICE ... $17,500
Terms to be arranged. For further information on this property, please phone A. Marion, EV 5-3435 or EV 2-0697.

Exclusive OAK BAY
Drive by 866 Monterey
View Appointment Only

Spacious 5-rm stucco bungalow full-cut hardwood floors, entrance hall and thru hall. Lovely LR, fireplace, French door into full dining rm, elec cab kit, dining space. Full cement bsmt, hot air piped auto oil heating, separate garage.
PRICE ... $12,950
To view, terms, etc., please call Mr. Houston, EV 5-3435, Res. EV 5-6476.

FAIRFIELD RANCHER

9 YEARS OLD
5 ROOMS CORNER LOT
ATTACHED GARAGE
AUTO OIL HEAT
VERY ANXIOUS TO SELL
ONLY
$11,950
Phone R. E. Hills, EV 5-3435; res. EV 3-6918

OWNER TRANSFERRED MUST SELL!

Compact 2-bedroom bungalow, situated close to new elementary school, nice living room, large kitchen with good dining area, full concrete basement with extra room fitted with storage closets. Auto oil heat, large lot. Bulbs, shade trees, excellent value here. FULL PRICE ... $9950
TERMS. To view call Mr. Clements, EV 4-5457 or office, EV 5-3435.

CLOSE-IN LOCATION

Here is a spotless 2-bedroom bungalow situated within the city limits comprising LR 12x18 with FP, lge cab kit and utility room. This is a no bsmt home with an automatic gas floor furnace. The property is all fenced, in lawn and with many fruit and berry trees. This is a wonderful value for only ... $8400
Make an appointment right now to see this by phoning either Ross Weber, EV 5-3433; or A. Marion, EV 2-0697 or office EV 5-3435.

JAMES BAY REVENUE $1500 DOWN

3 rentals, 3 large rooms each, separate entrance and heating. Close to sea, good rental district. FULL PRICE ... $7950
For further information, call F. Scherbaum at EV 5-3435; or EV 2-8301 anytime.

LANGFORD

Excellent small home, 2 bedrms, LR, 3-pce bathrm, with lge kit, wired for electric range, good flooring, separate garage with workshop. Extra lot included. Good value, nice fruit trees. PRICE ... $6500
$2,500 DOWN. For information phone R. Weber, EV 5-3433 or A. Marion, EV 2-0697 or office EV 5-3435.

A REAL BUY! ONLY $1000 DOWN

1 BEDRM, LR AND KIT
LGE LOT—SEP. GARAGE
SPOTLESS CONDITION
TAXES $63.78
PRICE ... $4700
Please phone Ross Weber, EV 5-5433 or EV 5-3435

OBED AVE. $1000 DOWN

4 rooms, separate garage, taxes $72, pay $40 per month on balance at 6%. FULL PRICE ... $3790
For further information on this wonderful buy, call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

HURRY FOR THIS
$1000 DOWN
(60 DAYS POSSESSION)

Two-bedroom stucco bungalow, full basement, oil heat. Jubilee district. Only 4½ yrs old. Don't delay. This won't last.
Call Walter Amos, EV 4-6606
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

FOR YOU—NOW!
3 Bedrooms - Ideal Home
BRAND NEW

This home is in beautiful modern styling situated in a wonderful location in a quiet cul-de-sac, yet convenient for transportation, shops and schools. Large electric cabinet kitchen, living room 14x20, dining room "L", heating Oil-O-Matic, insulated. Drive-in garage. This only needs seeing. Try your down payment of $3,000 on this de luxe home. We unhesitatingly recommend this modern home as one of exceptional desirability and value. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

A. BERNARD
& CO LTD
620 Fort Street EV 4-9335

MOVE RIGHT IN

This desirable stucco bungalow is vacant. It is located in a high district of nice modest homes, near busline. The home has a thru hall. Living room with fireplace, oak floor. Large bright kitchen. Two good-sized bedrooms and bathroom. Full, clean-cut basement with new package unit, auto oil heating plant. Property nicely fenced. Good terms.
Full price ... $10,900
Please call Mr. Francis, EV 4-9335, Res GR 9-4810

"OAK BAY PROJECT"

Buy this 5-room house for $1,500 down, and you've taken the first step toward owning a double lot zoned for duplex building. Nestled among nicer homes and sea view this could be a wonderful opportunity for an investor or contractor. For more information and appointments, call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

150 HOUSES FOR SALE

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7138, eves. EV 5-1232. Douglas Hawkes & Co., 617 A Fort Street.

$1500 DOWN — MAYBE LESS

This is your chance to become the owner of this attractive white stucco bung. Large L-shaped living and dining room, fireplace, oak floors, modern kit with ample cupboards. Utility with laundry tubs. Pembroke bathroom, two nice size bedrooms, attached garage, landscaped lot. Be sure and see this.
Full price ... $9950
Orval B. Twamley, EV 5-8701 anytime
MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

Cadboro Bay

$12,950—Picturesque bungalow, full of personality and charm. Living room with open fireplace, 2 bedrooms with w-w carpeting, den or study with w-w carpeting and SEA VIEW, attractive large kitchen, combination sun room and dining room also with sea view. HOT WATER OIL HEAT. Full basement and drive-in garage. Delightful garden with evergreens, fruit trees, shrubs and perennials. This entire property is in spotless condition. Although we require a substantial down payment, it will sell on sight. Please phone EV 4-9827 anytime. S. Hargrave, Realtor.

CAN YOU TOP THIS?

A cosy little stucco home, two good-sized bedrooms, comfortable living room with fireplace, large modern kitchen, Oil-O-Matic heat. Three-quarter basement with drive-in garage if you have a car, but it is not necessary with a bus stop right at the door and a choice of another bus route less than a block away.
Full price only ... $7950
Call me now to view, EV 5-6741, Eves. EV 2-3658. Northwestern Securities of Victoria Ltd.

ISLAND HOMES
LTD.
2510 Douglas Street EV 5-7511

$1500 DOWN
BALANCE AS RENT

Excellent 5-room stucco bungalow, nicely located in handy district. Close to town and shops, school, bus, etc. Wired for electric, copper boiler, oil pkg heat. Has 2 extra finished bedrooms in basement. Priced to sell ... $11,000
Mr. Clarke or Mr. McDonald.
GR 7-6510 - EV 5-7511 - GR 7-3318

$8200—4.7 acres. Subdivision possibilities.
$11,300—Attractive stucco, 5 rooms, oil heat, double garage, $3,000 cash.
$12,500—Modern stucco, 4½ rooms, basement hot water heat, large lot, $3,000 down.
$19,900—Duplex. Very attractive, new, must be seen. Fully modern. Terms.
$22,000—Modern duplex, built only 5 years.
P. Marconi, EV 2-8111; EV 4-8625

CANADA TRUST

LOW TAXES

Cute bungalow, $1,500 plus $60 per month will buy you this lovely six-roomed bungalow. Floor area 900 sq. ft., lot 60x120, 2 bedrooms, living room, den, plus oil heater, gas heater and kitchen range. A magnificent garden with fruit trees, flowers, shrubs. It is close to transportation and shops, situated in Fernwood. Why pay rent? Full price is only ... $6780
Ring K. J. WILLIAMS, GR 8-3718 or EV 5-6741 and hurry. It won't last long. Northwestern Securities of Victoria Ltd.

BRENTWOOD

6-room home on (approx.) 2 good acres, fruit trees, etc. Near sea and ferries, approved for auto court. Frontage on two main roads. $13,000. Terms.
4-room modern home, heatilator fireplace, approx. 1 acre. Small outbuildings. $7,400. Terms.
Large older type home, 12 rooms, beautiful surroundings, 2½ acres, large trees, etc. $20,000.
5-room secluded bungalow, sea view, all conveniences. $7,900.
See Brentwood Properties
7183 West Saanich Road
Ph. Keating 233

"ATTENTION" "NAVY & ARMY"

ESQUIMALT — 3-bedroom home, completely modernized, 25-ft. living room, full basement. Extra lot can be sold. Seldom do we get a buy like this. Good terms on the full price of ... $10,400
Dial Mrs. V. Roberts at EV 5-8701 or EV 2-1988.
MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

HOME SUITE HOME

For only $2,000 down you can move in very soon to this large, spacious home, 3 to 4 bedrooms, 2 bathrooms, cabinet electric kitchen, full basement with oil heat and drive-in garage. Oh yes, of course, and a self-contained separate entrance suite, worth $65 monthly to help you meet the balance. Don't delay, this will sell today, call TED KAY now, at Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

JAMES BAY

Quiet location, close to sea, a good five-room bungalow with extra accommodation, a full basement and oil heating ... $6900
Terms.
Please ask for Henry Hope, EV 3-7041 Eves GR 7-2734
JOHN GREENWOOD
1241 Broad Street

IT'S RESIDENTIAL
IT'S ROCKLAND
IT'S MODERN
It's only $16,300. Rock bottom price for 1,450 sq ft of modern home, 3 big bedrooms, in-line living room and dining room, spacious kitchen with nook area. Treed property, cul de sac street, ideal for children, no through traffic. A smaller edition of this home had just sold for $17,500. You couldn't build it for the price of $16,300.
Approx $6,000 down required. Call G. Jessup, EV 2-3101; Res EV 2-1667

$87 INCOME PER MONTH
Self-contained, up-and-down duplex. Ideal opportunity for pensioner and handy man. Only $5,600. Jones and Scott, 332 Yarrow Bldg., EV 3-5463; eves. EV 2-8660.

FOR SALE, DE LUXE 2-BEDroom. Sea view. Beach Drive co-operative apartment. Will consider rental basis with option to purchase. Call C. E. Pullen at EV 5-3236 anytime. D. R. McAdams Real Estate, 1305 Broad St.

5-ROOM BUNGALOW, RUMPUS room, garage, Oil-O-Matic, heat, nice corner Fairfield, owner, $13,000 net. EV 3-0327.

$1,500 DOWN—FURNISHED SPOTless 4-room house. City. $8,300. Call, McCandless Realty, 830 Fort. Phone EV 3-6111 or EV 4-5855.

FOR HOMES IN [illegible] LANGford see Grant & Jenkins, your local agents. GR 8-1720 Langford.

151 COUNTRY HOMES AND PROPERTIES

PENDER ISLAND PROPERTY, homes - 1½ hrs from Victoria. Owner. EV 3-731-, 970 Tattersall.

153 WANTED TO BUY —HOUSES

VIC WEST WANTED

Client must live in Victoria West to be close to his work. Needs 2 bedrooms. Will make substantial down payment—what offers? Call RACHEL RUSSELL, EV 5-6741 or EV 5-4140. Northwestern Securities of Victoria Ltd.

BUNGALOW WITH BASEMENT SUITE

CLIENT ARRIVING SATURDAY REQUIRES GOOD BUNGALOW WITH SELF-CONTAINED BASEMENT SUITE. PREFER PORTAGE INLET AREA, BUT OTHER DISTRICTS CONSIDERED IF PROPERTY SUITABLE. FOR IMMEDIATE ATTENTION PLEASE CALL MRS. McLEAN, EV 4-9335; Res., EV 4-6867.
A. BERNARD & CO. LTD.

UNIQUE??

Three-bedroom, Tudor-style home with character in Oak Bay; 2 months' possession.
IMMEDIATE and CONFIDENTIAL INSPECTION CASH DEAL
If you are going to sell a home of this type CALL ME NOW.
D. E. Wilkinson, EV 4-9124; res. Sidney 652
PEMBERTON, HOLMES LTD.
1002 Government Street

CASH CLIENT

Large residence, Uplands, Queenswood or comparable area. At least 4 bedrooms for family of 5 and 2 servants. Seclusion and view desirable. Price range $50,000-$90,000. Possession end of June.
Phone office, EV 3-9413
Evenings, Mrs. Waters, EV 5-2347
FRASER BISCOE
750 Pandora Ave.

GONZALES or UNIVERSITY DISTRICT
3-Bedroom Home Needed Now

This is urgent. Immediate inspection. Genuine clients. C. Mallett, EV 2-2157 anytime. WESTERN HOMES LTD.

MY CLIENT WILL pay up to $12,000 cash for your nicer older home. Must be close to shopping and transportation and have 3 bedrooms plus dining room. If your home fits this description call ETHEL HARVEY, EV 5-6741. NORTHWESTERN SECURITIES OF VICTORIA LTD.

$ URGENT $

SIDE-BY-SIDE DUPLEX AND TRIPLEX WANTED IMMEDIATELY. Large down payments. Phone JACK BROWN, office EV 4-8124, Res 4-4976, or JACK MIDDLETON, Res GR 9-4327.
PEMBERTON, HOLMES LTD.
1002 Government Street

"$7000"

I have a client who will pay up to $7,000 cash for an old or new home. Large or small close in or out of town. Call HOMER M. SMITH at EV 5-6741 or GR 7-1951 anytime. Northwestern Securities of Victoria Ltd.

HAVE YOU

A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

DON'T WAIT!

For all cash, it's waiting for you, $20,000-$23,000 cash, for 3-bedroom home in Oak Bay or Gonzales. Ruth E. Hutcheson, EV 4-9318, GR 3-3536. C. N. Montague Co.

I WOULD BE PLEASED TO CALL ON YOU to discuss such matters as the possible price, terms, etc., you may expect to get from the sale of your home or property. Remember IT COSTS YOU NOTHING till we sell your home, then you pay 5% commission based on the sale price. Please call Leonard Thomas at Douglas Hawkes and Co., 617A Fort Street, EV 4-7128 (Residence EV 3-5685

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 833 Fort Street. EV 2-4312; eves. EV 3-3640.

MY INVESTMENT BUYER WILL pay cash for your older home. If your property is in a fairly good rental area and you desire a fast sale call Boyd Hill, EV 5-6741. Northwestern Securities of Victoria Ltd.

YOUNG PROFESSIONAL MAN moving Victoria April-May requires new 3-bedrm home in good area. Convenient Esquimalt bus preferable but not essential. Must have good mortgage and low down payment. High initial monthly payments acceptable. Victoria Press, Box 1750.

I HAVE $3,700 CASH TO PAY down on a good 2 or 3-bedroom home. My client will act immediately. Call Bill Hodgson. Phone EV 5-6741. Northwestern Securities of Victoria Ltd.

A 3-BEDROOM HOME WITH character. Buyer will consider Oak Bay or Rockland area. Must have basement and possibilities for rumpus room. Will go up to $23,000 (cash). Possession to suit vendor. Bel Shragge, eves. EV 2-8802.
KING REALTY EV 2-2131

$12,000 CASH
For 5-room modern bungalow or as down payment on side-by-side duplex in Fairfield, Oak Bay or Esquimalt. Phone EV 3-6241 or EV 5-1831, ask for Mr. Kemp. Dalby & Co.

TO SELL YOUR HOME, YOUR apt, duplex or farm, list with the sales staff of George Randall, Ltd. A steady clientele of genuine buyers for what you have to sell. Phone EV 4-8109.

CASH BUYER
I have a family here from Calgary needing a 3-bedroom home; also two clients with up to $5,000 cash for 2-bedroom home. Please call C. A. James, EV 2-6787 or EV 5-2471
JOHNSTON & CO. LTD.

CASH CLIENT FOR 2 OR 3-bedroom house, Esquimalt, Oak Bay, any good district. David R. McAdams Real Estate, 1205 Broad St., EV 5-3236.

$1,000—WANTED, REVENUE HOME with basement. Reasonable monthly payments. Have good references. EV 2-9313.

$1,000.00 DOWN — 2-BEDROOM home and garage. Fairfield. Reasonable payments. Victoria Press, Box 811.

COTTAGE OR SMALL HOUSE, Gorge, Esquimalt or Victoria West district. Have $600 for down payment. Victoria Press, Box 1765.

153 WANTED TO BUY —HOUSES

WANTED — 3-BEDROOM HOUSE, Royal Oak or Pat Bay area preferred. Near school. Ph. EV 4-6504.

154 PROPERTY FOR SALE

JOHN BLAIR LTD.
620 VIEW ST.
EV 5-3742

SEAFRONT 5 ACRES

Ideal for small farm or summer cottage or hunting and fishing cabin. Log cabin of 4½ rooms with electric light, running water. Land cleared, some orchard, 1,000 ft. sea frontage. Anchorage available. Located on Beaver Pt., south Salt Spring Island. Subdivision possible. Good road. Ferry. Priced to sell on reasonable terms ... $10,500
Please call Mr. Agar
Exclusive Listing

BUILDING LOTS

Good lot, high and dry on Cloverdale near Douglas Street. Could be approved for NHA home. 70'x100', on sewer ... $1200
Large lot, 70'x130', on Columbia Drive. Plans available for duplex. $100 down and balance over 30 monthly payments. FULL PRICE ... $1700
COULD BE APPROVED FOR NHA. Two lots available in fast developing area on sewer, zoned for retail stores. Full price for the two lots ... $2400
Enquiries invited on the above. Call ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD. EV 5-6741. 24-HOUR TELEPHONE SERVICE.

TIME TO BUILD LOTS

100x200, Saanich Road ... $1,500
1¼ Acres, Alderley Road ... $3,250
SPECIAL
Duplex-zoned lot, Admirals Road ... $3,300 Cash
Call Cec. Pearce, Res. EV 5-4621.
BROWN BROS. AGENCIES LTD
1125 Blanshard St. EV 5-8771

WATER VIEW, $1800
Almost Seafront Lot

Attractive large corner lot with public access to beach. Further particulars, Vernon Clarke, EV 2-8117, eves EV 5-1236.
NEWSTEAD REALTY LTD.

PASTURE OR BUILDING SITE

10.5 Acres, level land, on Carey Rd. $700 per acre. Mrs. McKeare, EV 2-5104 anytime. Hicks Realty Limited.

REAL HOT LOTS

For waterfront and waterview lots on the Gorge or Portage Inlet, Esquimalt Parkland, Oak Bay, Saanich or city, call P. G. Jackson, at once, EV 2-5104 anytime. Hicks Realty Limited.

EXPERIMENTAL FARM AREA 3 large lots, 120x240 with view. Location McTavish Rd. just off Pat Bay Highway. Price $950 per lot. Contact Mr. Clarke. Ph EV 2-8171.
P. R. BROWN & SONS LTD.
1112 Broad St. Ph. EV 5-3435

SOOKE DISTRICT
Almost 7 acres of good level, cleared land fronting main road. Two houses and outbuildings on property. For appointment to view please phone Mr. King, eves. EV 3-0001. King Realty, EV 2-2131.

HIGH VIEW LOT
Mount Tolmie district, 80' x 140', among new homes. Price $1,500. Ken Sturgeon, EV 2-7276; Res., GR 7-1580. Town & Country Homes Ltd., 1923 Quadra.

SECTION
Five acres, Glanford, suitable for subdividing into 18 lots. Don Bacon, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 4-0237.

WATERFRONT, 100'x200'. LOVELY sandy beach. All utilities. Ultra view. $4,800. R. Harris, EV 2-4255 anytime, res. EV 4-3672. J. H. Whittome & Co. Limited. EV 2-4255

2 CHOICE SEAVIEW LOTS IN popular Gordon Head N.H.A. approved $2,500 and $2,750. Bel Shragge, eves. EV 2-8802. King Realty. EV 2-2131.

APPROXIMATELY 2 ACRES with chicken houses for over 1,000 birds, $2,500 cash. 6806 East Saanich Rd. Phone Keating 111M.

NORTH SAANICH PROPERTIES Gordon Hulme Ltd., Sidney 120

1½-ACRE TREED LOT, CORDOVA Bay GR 9-1614.

ACRE OF LAND, HOUSE PARTLY built. Colwood district. GR 8-3050.

158 FARMS FOR SALE AND WANTED

WE WANT YOUR FARM

Listed with us if it is for sale. We have buyers wanting small berry farms, poultry and dairy farms and raw acreage either cleared or wooded. Our sales during 1958 have been mostly "CASH." May we help you? Call Alex Maclean, EV 2-9845, home EV 3-2243.

FRASER BISCOE
750 PANDORA

Hay, Hay, Farmer Gray

Here is a 256-acre farm with about twenty acres under cultivation, situated just off Albert Head. This farm has all modern conveniences, and consists of a 6-room house, double garage, dairy house with hot and cold water, dairy barn to house 16 head cattle, large machine shed with $3,000 to $4,000 modern machinery, large chicken house and lots of water. The lot can be purchased for only $19,500. Owner will accept a suitable house nearer Victoria as part trade. For further information phone FORD McBRATNEY at EV 5-6741 or EV 5-0429. Northwestern Securities of Victoria Ltd.

18-Acre farm, Keating district, abundance of spring water. Good 5-room home with basement and extra room, oil heat. Barns and outbuildings.
Terms ... $18,000
2½ Acres in logans and strawberries, nearly new 4-room modern home. On water main, also good well for irrigating. Valuable corner property.
Terms ... $11,000
BRENTWOOD PROPERTIES
Ph. Keating 233

IT'S SO EASY!
ANYTHING YOU DON'T NEED? SELL IT FOR CASH THROUGH CLASSIFIED ADS.

100,000,000 People

Malaysian Union?

By FREDERICK COLEMAN
(Reuters)

The concept of a Malaysian union, with a population of more than 100,000,000 people of the same ethnic stock, again is being discussed in Southeast Asia.

The idea, mentioned most recently by Judge Bocobo of the Philippines, has advocates in his country as well as in Indonesia and Malaya.

* * *

The people of these three lands spring from the same basic stock. The languages, Tagalog in the Philippines, Bahasa in Indonesia and Malaya, have many similarities as have many aspects of their cultural development.

The first of the Malaysian peoples are thought to have migrated from what is now China, where they were aboriginal tribesmen. They can be traced in their wanderings through Burma, Thailand, the Malay Peninsula, the Celebes, Sumatra and the Philippines.

* * *

Over the centuries, many different influences have played their part and in some respects the inhabitants of the three countries now vary. For example, the Hindu influences which helped to mould the Malay and Indonesian races were little felt in the Philippines.

Similarly, the presence of Spaniards in the Philippines altered that race, while European influence has had comparatively little effect on the Malays and Indonesians.

The majority of Malays and Indonesians are Moslems, converted by Arab missionaries. In the Philippines, a strong Moslem influence is present, although modified by the Roman Catholic religion brought by the Spaniards.

* * *

In all the countries, there have been Chinese immigrants. While they remained a minority in the Philippines and Indonesia, they have become the second largest racial group in Malaya.

Judge Cocobo declared recently: "Our common blood is more significant than our geographical boundaries."

* * *

Interest in the concept has been renewed following a recent visit which Tunku (Prince) Abdul Rahman, Malaya's prime minister, made to the Philippines.

Although markedly anti-Communist, the Tunku has refused to join the Southeast Asia Treaty Organization, of which the Philippines is a member.

Nor will he sign any other anti-Communist pact in Southeast Asia, on the grounds that such groupings would tend to disrupt relations between southeast Asian countries, some of which are neutralist, some of which recognize Communist China and some of which allow local Communist parties to be formed.

However, he has been a supporter of any move to develop greater economic and cultural co-operation among the non-Communist nations of the area.

* * *

In recent discussions with Flexiberto Serrano, the secretary for foreign affairs of the Philippines, the Tunku is understood to have called for an early meeting of Southeast Asian leaders to further the idea of co-operation, in the belief that it would be a more effective method of countering communism than any system of military defence pacts.

Southeast Asia, most of whose countries have become independent since the Second World War, has not so far been an entity. Different countries have their traditional markets in various parts of the world and their links with the West have tended to be with those European countries which controlled them.

A Malaysian union could, many people in Southeast Asia believe, be the foundation on which a fully co-operative, economically-powerful Southeast Asia could rest, with at least some degree of independence from the rest of the world.

NOTICE TO CREDITORS

IN THE MATTER of the Estate of ARTHUR WHITEHOUSE, late of 136 Cromar Road, R.R. No. 1, Sidney, B.C., Deceased.

NOTICE IS HEREBY GIVEN that creditors and others having claims against the estate of the above-named deceased are hereby required to send them to the undersigned Executor at 1205 Government Street, Victoria, B.C., before the 12th day of March, 1959, after which date the Executor will distribute the said estate amongst the parties entitled thereto, having regard only to the claims of which it then has received notice.

THE ROYAL TRUST COMPANY,
Executor.
By its Solicitors, Crease & Company.

NOTICE OF ORDER

Estate of ANNA WILLIAMS McLAWS, otherwise known as Anna McLaws, deceased.

Administration of the Estate of the above-named deceased, who died intestate at the City of Victoria, Province of British Columbia, on the 10th day of November, 1958, was granted on the 27th day of January, 1959, in the Victoria Registry of the Supreme Court of British Columbia, to Official Administrator for the County of Victoria.

Dated at Victoria, B.C., this 11th day of February, 1959.

Official Administrator for the County of Victoria.
408 Royal Trust Building,
Victoria, B.C.

NOTICE TO CREDITORS

In the Matter of the Estate of WILLIAM KENDREW, deceased, late of 1531 Hillside Avenue, in the City of Victoria, Province of British Columbia, who died at Victoria, B.C., on the 16th day of December, A.D. 1958.

Creditors and others having claims against the above estate are required to send full particulars of such claims to the undersigned Solicitor for the Executor, on or before the 9th day of March, A.D. 1959, after which date the assets of the estate will be distributed, having regard only to claims of which the Executor shall have received notice.

SINCLAIR ELLIOTT,
Solicitor for the Executor,
1006 Government Street,
Victoria, B.C.

NOTICE TO CREDITORS

EDITH ANNIE STEERS, formerly of 402 Brookleigh Road, Victoria, B.C., Deceased.

NOTICE IS HEREBY GIVEN that creditors and others having claims against the estate of the above deceased are hereby required to send them to the undersigned administrator at 1205 Government Street, Victoria, B.C., before the 16th day of March, 1959, after which date the administrator will distribute the said estate among the parties entitled thereto, having regard only to the claims of which it then has notice.

THE ROYAL TRUST COMPANY,
Administrator.
By Alan E. Bigelow,
Its Solicitor.

CENTRAL MORTGAGE AND HOUSING CORPORATION

SEALED TENDERS, plainly marked as to content and addressed to the undersigned, will be received up to Noon, February 27, 1959, for the supply and installation of plastic laminate counter tops for 24 houses in Victoria. Specifications and forms of tender required can be obtained at the address shown below, and are available for inspection at Central Mortgage and Housing Corporation, 714 Belmont Building, Victoria, B.C. Each tender must be accompanied by a security deposit of 10% of bid. Such security deposit shall be retained by Central Mortgage and Housing Corporation to ensure due performance of the contract. A certified cheque or negotiable Dominion of Canada Bonds will be accepted as security deposit. All cheques must be made payable to the order of Central Mortgage and Housing Corporation. The lowest or any tender not necessarily accepted.

C. J. Dowling,
Branch Manager,
CENTRAL MORTGAGE AND HOUSING CORPORATION,
P.O. Box 1201,
Victoria, B.C.

THE CORPORATION OF THE DISTRICT OF SAANICH ZONING BY-LAW NOTICE OF PUBLIC HEARING

NOTICE is hereby given that all persons who deem themselves affected by the provisions of the proposed "The Zoning By-law, 1941, Amendment By-law, 1959, No. 1," of The Corporation of the District of Saanich, will be afforded an opportunity to be heard on the matters contained therein, before the Municipal Council at a Public Hearing to be held in the Council Chamber, Municipal Hall, Royal Oak, on MONDAY, February 16, 1959, at 7.30 p.m.

A copy of the proposed by-law may be inspected at the Municipal Hall, Royal Oak, between the hours of nine o'clock a.m. and five o'clock p.m. on any weekday except Saturday.

The above amendment will have the effect of rezoning the following property:

(a) The remainder of Lot 1, Sections 7 and 9, Victoria District, Plan 3456, Lovat Avenue, for apartment use.
(b) The west part of Lot 11, Section 21, Victoria District, Plan 4895, fronting Gorge Road and Admirals Road, for motel use.
(c) The east half of Lot 17 and Parcel A of Lot 18, Block 11, Section 13, Victoria District, Plan 1070, fronting Arnot Avenue and Vincent Avenue, for commercial use.
(d) The east part of Lot 7 and Lots 8 to 12 inclusive, Block 1, and Lots 19 and 20, Block 2, Section 38, Victoria District, Plan 301A; that portion of Church Avenue lying between Shelbourne Street and Third Avenue (proposed to be cancelled); the east part of Lot 18, Lots 19 and 20, the west parts of Lots 21 and 24, Lots 25 and 61 and the west part of Lot 62, Section 38, Victoria District, Plan 452; and the west part of Parcel A and the east part of Parcel B, Section 38, Victoria District, Plan 452A; situate on the east side of Shelbourne Street between Church Avenue and Pear Street, for commercial use.

G. HAYWARD,
Municipal Clerk.

Timekeeper Stopped Bout, Suspended

AUSTIN, Tex. (AP) — A timekeeper who stopped a fight because he counted to 10 when the referee was at nine has been suspended for 60 days by the Texas State Boxing Commission.

Saul Paredes was suspended for stopping the Roy Harris and John Hunt fight in the fifth round last Tuesday.

Paredes claimed it was a knockout. Referee Young Amado said he counted only to nine before Hunt was back on his feet.

"Harris still wins the fight but all you can do is give him credit for a five-round decision," boxing commissioner Alton Erickson, said.

MCC Tourists Defeat Aussies

WAGGA WAGGA, Australia —The touring English MCC cricket side Monday beat Southern New South Wales by seven wickets in a one-day match, dismissing the Australians for 117 and scoring 220 for eight in reply.

The English team was without two of its members, fast bowlers Peter Loader and Brian Statham, who were injured Sunday in a car accident. Statham was bruised around the neck and shoulders while Loader had three stitches taken in his bowling arm.

Peter Richardson was top scorer for the tourists yesterday with 77 in two hours. Willie Watson made 63 and John Mortimore 44. Jim Laker was top bowler for Marylebone, taking four for 22.

MILAN—Three hundred factory workers want their employer exempted from military service. They say they'll lose their jobs, if their employer, Antonio Contardo, 24, went into the army.

NEW YORK—Mayor Willy Brandt of West Berlin was treated to a ticker tape parade up lower Broadway yesterday.